ZONING ANALYSIS - 17 & west |WEST PARCEL:1681 West Avenue, 1683 West Avenue. EAST PARCEL:1698 Alton Road | Miami Beach, Florida

Previous Submittal Ref. #	Item #	Zoning information				
1	1	**West Parcel Address:**	1681 West Avenue, 1683 West Avenue	**West Lot Net Lot Area:**	22,452 GSF	
2	2	**East Parcel Address:**	1698 Alton Road	**East Lot Net Lot Area:**	14,952 GSF	
3	3	**Board and file numbers**		**Alley Net Lot Area:**	2,000 GSF	
4	4	**West parcel Folio number(s):**	02-3233-017-0040/ 02-3233-017-0030	**Total Net Lot Area:**	39,404 GSF	
5	5	**East Parcel Folio number(s):**	02-3234-017-0200			
6	6	**West parcel year constructed:**	1968,1981 Site	**Zoning District:**	CD-2 Commercial, Medium Intensity District	
7	7	**East parcel year constructed:**	1965 building			
8	8	**Based Flood Elevation:**	8.00 NGVD	**Grade value in NGVD:**	3.31' NGVD to 5.26' NGVD	
9	9	**Adjusted grade (Flood+Grade/2)**	6.12' NGVD	**Lot Area:**	39,404 SF	
10	10	**West Parcel Lot width:**	150'-0"	**West Parcel Lot Depth:**	150'-0"	
11	11	**East Parcel Lot width:**	150'-0"	**East Parcel Lot Depth:**	100'-0"	
12	12	**Alley Lot width:**	20'-0"	**Alley Lot Depth:**	100'-0"	
13	13	**Minimum Unit Size**	560SF ±(19'-0"x 31'-6")	**Average Unit size**	1,546 NSF	
14	14	**West Parcel Existing use:**	Parking Lot			
15	15	**East Parcel Existing use:**	Gas Station	**Proposed Use:**	Mixed-Use Retail (CD-2)/Residential (RM-2)	

REVISED RESIDENTIAL TOTAL AREA 47,985 SF

		Lot Area Summary	Maximum	Existing	Proposed	Deficiencies
16	16	**Height**	60'-0"	12'-0"	63'-0"	N/A
17	17	**Number of stories**	5	1	5	N/A
18	18	**FAR**	78,808	2,121	78,243 GSF	N/A
19	19	**Gross Square Footage**	N/A	N/A	175,444 GSF	N/A
		Square Footage by use:	N/A	N/A	N/A	N/A
		a. Retail	N/A	N/A	26,790 GSF	N/A
		b. Residential	N/A	N/A	36,704 GSF	N/A
		c. Parking	N/A	N/A	94,462 GSF	N/A
		d. BOH	N/A	N/A	5,378 GSF	N/A
20	20	**Retail Square Footage**	N/A	N/A	24,150 GSF	N/A
21	21	**Number of units Residential**	N/A	N/A	23	N/A
22	22	**Number of units Hotel**	N/A	N/A	N/A	N/A
23	23	**Number of seats**	N/A	N/A	N/A	N/A
24	24	**Ocuppancy Load**	N/A	N/A	N/A	N/A

		Setbacks	Required	Existing	Proposed	Deficiencies
		Pedestal: CD-2				
19	25	Front Setback	0'	N/A	2.33'	N/A
20	26	Side Setback	0'	N/A	0'	N/A
21	27	Side Setback	0'	N/A	1'	N/A
22	28	Side Setback facing Street:	0'	N/A	4.17'	N/A
23	29	Rear Setback:	5'	N/A	[0'] | Variance 11	N/A
		Pedestal: RM-2				
24	30	Front Setback				
a	a	West Ave	20'	N/A	[0'] | Variance 2	N/A
b	b	Alton Road	20'	N/A	[0'] | Variance 1	N/A
25	31	Side Setback:				
a	a	West Ave	24' *	N/A	[0'] | Variances 6 & 8	N/A
b	b	Alton Road	16' *	N/A	[0'] | Variances 5 & 7	N/A
26	32	Side Setback facing Street:				
a	a	17th street (West Parcel)	24'*	N/A	[0'] | Variances 6 & 8	N/A
b	b	17th street (East Parcel)	16'*	N/A	[0'] | Variances 5 & 7	N/A
27	33	Rear Setback:	15'****	N/A	[0'] | Variance 11	N/A
		Tower: RM-2				
28	34	Front Setback				
a	a	West Ave	33'**	N/A	[0'] | Variance 4	N/A
b	b	Alton Road	33'**	N/A	[0'] | Variance 3	N/A
29	35	Side Interior Setback:				
a	a	West Ave	25.3'****	N/A	[0'] | Variance 10	N/A
b	b	Alton Road	17.3'****	N/A	[0'] | Variance 9	N/A
30	36	Side Setback facing Street:				
a	a	West ave	24'*		[0'] | Variance 6	N/A
b	b	Alton Road	16'*		[0'] | Variance 5	N/A
31	37	Rear Setback:	22.5'*****		73.5'	N/A

* Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8%
** 20' + 1/1 height over 50'
*** Pedestal Setback +0.10' Height over 50'
**** 10% of Lot Depth
***** 15% of Lot Depth

Previous Submitt...	Item #	Parking	Required	Existing	Proposed	Deficiencies
39	38	Parking district	(W) District 1 (E) District 6	(W) District 1 (E) District 6	(W) District 1 (E) District 6	N/A
40	39	Total # of Parking spaces	193	N/A	**193	N/A
41	40	Grocery/Retail Parting Required (Refer to Separate Chart for...	131	N/A	140	N/A
a	a	District #1	N/A	N/A	N/A	N/A
b	b	District #6 (Includes BOH)	N/A	N/A	N/A	N/A
42	41	Residential Parking required (Refer to Separate Chart for...	53	N/A	53	N/A
43	42	Parking Space Dimensions	8'-6"w x 18'-0" d	N/A	8'-6"w x 18'-0" d	N/A
44	43	Parking space configuration (45,60,90 Parallel)	11' one way 22' two way	N/A	11' one way *21'6" two way	N/A
45	44	ADA spaces	12'-0"w x18'-0"d 5' w access path	N/A	12'-0"w x18'-0"d 5' w access path	N/A
46	45	Tandem Spaces	N/A	N/A	5' w access path	N/A
47	46	Drive aisle Width	11'	N/A	11'	N/A
48	47	Valet Drop off and pick up	N/A	N/A	N/A	N/A
49	48	Loading zones and trash collection areas	3 berths	N/A	(1) 10'x30' (2) 10'x20' 3 berths + Alley loading	N/A
50	49	Bicycle parking, Location and number of racks	Short term: 30 Long Term: 29	N/A	Short term: 30 racks Long Term: 29 racks	N/A

** 8 Surplus of Parking
4.50 Open to Air

		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	50	Type of use	N/A	N/A	Restaurant	N/A
52	51	Number of seats located outside on private property	N/A	N/A	TBD	N/A
53	52	Number of seats inside	N/A	N/A	TBD	N/A
54	53	Total number of seats	N/A	N/A	176 Seats	N/A
55	54	Total number of seats per venue (Provide a separate chart for a breakdown calculation	N/A	N/A	Retail 3: 88 Seats Retail 6: 88 Seats	N/A
56	55	Total occupant content	N/A	N/A	N/A	N/A
57	56	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
58	57	Proposed Hours of operation			N/A	
59	58	Is this an NIE? (Neighboot Impact stablishment see CBM...			No	
60	59	Is dancing and/or entertainment proposed? (see CBM 141-1361)			No	
61	60	Is this a contributing building?			No	
62	61	Located within a Local Historic District?			No	

Potential Project Area Summary - 17th and West Avenue

5 Levels

	Gross Tower	Parking	FAR Calculation	Non-FAR Calculation	Retail (Inclu. Grocer)	Net Rentable Area	Efficiency Per Floor	Gross Balcony Area	Lobby/Amenity	Back of House	No. Units per Floor	No. of Parking...
Ground Floor	34,434 GSF	2,125 GSF	30,430 GSF	4,032 GSF	26,804 NSF				464 GSF	5,432 GSF		
Level 2	38,461 GSF	36,819 GSF	1,567 GSF	36,819 GSF								79 Spaces
Level 3	38,291 GSF	37,007 GSF	1,280 GSF	37,007 GSF								81 Spaces
Level 4	36,853 GSF	18,477 GSF	17,518 GSF	19,335 GSF		13,279 NSF	36%	1,371 GSF			11 Units	33 Spaces
Level 5	27,409 GSF		27,015 GSF	2,845 GSF		22,938 NSF	84%	3,374 GSF	631 GSF		12 Units	
Roof			426 GSF									
TOTALS	175,448 GSF	94,428 GSF	78,236 GSF	100,038 GSF	26,804 NSF	36,217 NSF	36% Overall Building Eff.	4,745 GSF	1,095 GSF	5,432 GSF	23 Units	193 Spaces

TOTAL GROSS SF	175,448 GSF	175,448 GSF	4,745 GSF	
TOTAL NET RENTABLE	63,021 NSF	26,804 GSF	36,217 NSF	
TOTAL FAR	78,236 GSF	78,236 GSF		
TOTAL NON-FAR	100,038 GSF	100,038 GSF		
TOTAL UNITS	23 Units			23 Units
TOTAL SPACES	193 Spaces			193 Spaces
AVERAGE NSF / UNIT	1,575 NSF			
AVERAGE GSF / UNIT	7,628 GSF			
AVERAGE GSF / SPACE	489 GSF			
SPACES / UNIT	1.4			

MAXIMUM FAR + PUBLIC BENEFIT	78,808 GSF	FAR REMAINING	572 GSF
FAR + PARKING PENALTY	n/a	After Parking Penalty	572 GSF

Unit Mix

Unit Type	No. of Units	NSF per Unit	(By) %
Studio	0 Units	600 NSF	0.00%
1 BR | 1 BA	2 Units	850 NSF	8.70%
1 BR | 1 BA + DEN	1 Units	1,050 NSF	4.35%
2 BR | 2 BA	8 Units	1,200 NSF	34.78%
2 BR | 2 BA + DEN	2 Units	1,400 NSF	8.70%
3 BR | 3 BA	7 Units	1,600 NSF	30.43%
3 BR | 3 BA + DEN	3 Units	1,600 NSF	13.04%
Total	23 Units	Total NSF Area	100.00%

Note: 10 Units are above 1,600+ SF

Restaurant Front of House	3,199 NSF
Actual Retail FAR SF	23,605 NSF
Actual Grocer FAR SF	15,564 NSF

FAR Breakdown		Non-FAR Breakdown	
BALCONY	1,046 GSF	BALCONY	3,703 GSF
BUILDING COMMON	5,328 GSF	PARKING	94,428 GSF
CORE	4,876 GSF	TRASH	1,907 GSF
RESIDENTIAL UNITS	36,657 GSF		
RETAIL	26,804 GSF		
SERVICE/BACK OF HOUSE	3,525 GSF		
Total	78,236 GSF	Total	100,038 GSF

25% FAR BENEFIT	27%

MAXIMUM SPACES REQUIRED	193 Spaces	SPACES OVER REQUIRED	0 Spaces	FAR PENALTY 00 GSF
		Uncovered Spaces	4.50 Spaces	

Parking District 6

Residential	
Minimum of 2 parking spaces per Dwelling Unit (Units 1,200+ SF)	26 Spaces
Minimum of 2.25 parking spaces per Dwelling Unit (Units 1,600+ SF)	23 Spaces
Minimum of 1.0 additional visitor parking space for every 10 Residential Parking Spaces (developments with 20+ Units)	5 Spaces
Total	53 Spaces
Restaurant	
Minimum of 1 parking spaces per 4 seats	172 SEATS 43 Spaces
Retail	
Minimum of 1 parking spaces for every 300 square feet	8,909 SF 30 Spaces
Grocer	
Minimum of 1 parking spaces for every 250 square feet	16,581 SF 67 Spaces
Total	193 Spaces

Note: Any space over the parking requirement, unless uncovered, will count against the FAR at a rate of 153 SF/space
Note: Retail parking calculation is based off the NSF of the Retail, Service/BOH, and Core all serving only the Retail

Restaurant Breakdown		Front of House (60%)	Max. Total Seats	Seats Provided
RESTAURANT 1	2,669 NSF	1,601 NSF	107 Seats	84
RESTAURANT 2	2,662 NSF	1,597 NSF	106 Seats	88
TOTAL	5,331 NSF	3,199 NSF	213 Seats	172

Note: These areas indicate the maximum SF allowed for Restaurant Tenants.

TOTAL PARKING COUNT PROVIDED:

187 STANDARD SPACES = 193 TOTAL
6 ACCESSIBLE SPACES

Retail SF for Parking Calculation

West Lot - Level 1	
Grocer	15,564 NSF
Retail / minus	1,146 NSF
Grocer Core	376 NSF
Core	131 NSF
Grocer Service/BOH	641 NSF
Total	17,858 NSF
East Lot - Level 1	
Retail	4,895 NSF
Service/BOH - Corridor	608 NSF
Service/BOH - Lobby	85 NSF
Core	92 NSF
Core	105 NSF
Total	5,585 NSF
West Lot - Level 1.5	
Core	200 NSF
Total	200 NSF
West Lot - Level 2	
Service/BOH	328 NSF
Core	361 NSF
Core	200 NSF
Total	889 NSF
East Lot - Level 2	
Service/BOH	71 NSF
Core	92 NSF
Core	197 NSF
Total	360 NSF
West Lot - Level 3	
Core	361 NSF
Core	200 NSF
Total	561 NSF
East Lot - Level 3	
Core	92 NSF
Core	237 NSF
Total	329 NSF
Grand Total	25,490 NSF

Grocer Total	16,581 NSF
Retail Total	8,909 NSF

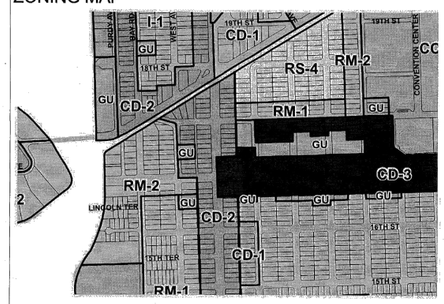
PARKING TABLE AREA TABULATION
*NUMBERS FROM TABLE ABOVE

GRAND TOTAL RETAIL & GROCER:	25,490 NSF
GROCER TOTAL	16,581 NSF
15,564 NSF (GROCER) + 378 NSF (CORE) + 641 NSF (SERVICE/BOH)	
RETAIL TOTAL	8,909 NSF
GRAND TOTAL - GROCER TOTAL 25,490 NSF - 16,581 NSF	

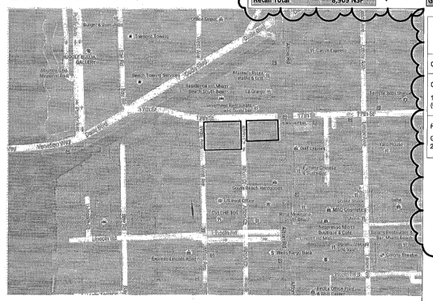
*NOTE: THE AREAS USED FOR PARKING TABULATION OF RETAIL AND GROCER INCLUDE THE BOH, CORE, AND SERVICE SPACES THAT SERVE EACH RESPECTIVE SPACE.

THE AREAS SHOWN IN THE TABLE ON SHEETS A-101A AND A-101B REPRESENT THE INDIVIDUAL SPACES THEMSELVES, NOT INCLUDING SUCH SERVICE SPACES.

ZONING MAP



LOCATION MAP



ZONING DISTRICTS

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhome residential
- RM-1 Residential multifamily, low intensity
- RM-2 Residential multifamily, medium intensity
- RM-3 Residential multifamily, high intensity
- CO-1 Commercial, low intensity
- CO-2 Commercial, medium intensity
- CD-3 Commercial, high intensity
- I-1 Urban light industrial
- MXE Mixed use entertainment
- HD Hospital district
- MR Marine recreational
- GU Civic and government use
- COC Convention center district
- RM-PRD Multifamily, planned residential development district
- RM-PRD-2 Multifamily, planned residential development district
- WD-1 Waterway district
- WD-2 Waterway district
- I-1 Industrial
- HD Residential office
- GC Golf course
- RPS-1 Residential performance standard, medium-low density
- RPS-2 Residential performance standard, medium density
- RPS-3 Residential performance standard, medium-high density
- RPS-4 Residential performance standard, high density
- CPS-1 Commercial performance standard, limited mixed use.
- CPS-2 Commercial performance standard, general mixed use.
- CPS-3 Commercial performance standard, intensive mixed use.
- CPS-4 Commercial performance standard, intensive phased baywide
- RMPS-1 Residential mixed use performance standard
- RPE Special public facilities educational district
- TC-1 North Beach Town Center core
- TC-2 North Beach Town Center mixed use
- TC-3 North Beach Town Center residential/office
- TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial

FOR AN OFFICIAL ZONING DETERMINATION PLEASE CONTACT THE PLANNING DEPARTMENT

N

INTERIOR FINISH REQUIREMENTS

- MINIMUM INTERIOR WALL AND FINISH REQUIREMENTS (PER TABLE 803.9 GROUP R-2 OCCUPANCY - FULLY SPRINKLER)
- INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS & EXIT PASSAGEWAYS
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS ROOMS AND ENCLOSED SPACES

FLOOD MANAGEMENT DATA	
Minimum Design Flood Elevation (BFE+1)	9.00' NGVD
NGVD Proposed Design Flood Elevation	9.00' NGVD
NGVD Lowest Top of bottom floor	3.71' NGVD
NGVD Next higher floor elevation	5.67' NGVD
NGVD Lowest elevation of the equipment or machinery servicing the building	5.50' NGVD
NGVD Lowest Adjacent Grade (LAG) elevation next to building	3.55' NGVD
NGVD Highest Adjacent Grade (HAG) elevation next to building	3.45' NGVD
NGVD Height of flood proofing above the lowest adjacent grade next to building (Height of flood proofing minus LAG)	5.45' NGVD
NGVD Highest crown of road elevation	3.56' NGVD
NGVD Category for classification of structure in accordance with ASC...	2

SCOPE OF WORK

CONSTRUCTION OF 1x5 FLOOR MIXED-USE BUILDING W/ GROUND FLOOR RETAIL, 2 FLOORS ENCLOSED PARKING GARAGE. AND 2 FLOORS RESIDENTIAL WITH AMENITIES DECK ON TOP RESIDENTIAL FLOOR.

OCCUPANCY & CONSTRUCTION TYPE

OCCUPANCY CLASSIFICATION: MIXED USE - R-2 (LEVELS 4 & 5), S-2 (LEVELS 2, 3 & 4), M (LEVEL 1)
CONSTRUCTION TYPE: TYPE 1B

APPLICABLE CODES

- FLORIDA ACCESSIBILITY CODE 5TH EDITION (2014)
- FLORIDA BUILDING CODE 5TH EDITION (2014)
- FLORIDA MECHANICAL CODE 5TH EDITION (2014)
- FLORIDA ENERGY CONSERVATION CODE 5TH EDITION (2014)
- FLORIDA PLUMBING CODE 5TH EDITION (2014)
- FLORIDA FUEL GAS CODE 5TH EDITION (2014)
- NATIONAL ELECTRIC CODE 2011 (NFPA 70)
- FLORIDA FIRE PREVENTION CODE UNIFORM CODE 1 - 5TH EDITION
- FLORIDA FIRE PREVENTION CODE LIFE SAFETY CODE 101 - 5TH EDITION
- NFPA 10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- FEDERAL FAIR HOUSING ACCESSIBILITY GUIDELINES

(AND ALL OTHER APPLICABLE REFERENCED STANDARDS)

FHA SAFE HARBOR COMPLIANCE: FAIR HOUSING ACT DESIGN MANUAL

NOTES

- THE DESIGN WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES IN ACCORDANCE WITH SECTION 2.6.2.2 OF ASCE 24
- UTILITY EQUIPMENTS, MACHINERY AND SYSTEM TO BE LOCATED AT OR ABOVE THE BFE

LEGAL DESCRIPTION

PARCEL 1:

Lots 9 and 10, Block 40, of FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the plat thereof, recorded in plat book 6, page 30, of the Public Records of Miami-Dade County, Florida.

Containing 14,952 Square Feet or 0.34 Acres (Net Area), more or less, and 27,000 Square Feet or 0.62 Acres (Gross Area), more or less, by calculations.

Property Addresses:

1698 Alton Road, Miami Beach, Florida 33139
Folio No. 02-3234-017-0200

PARCEL 2:

Lots 12,13 and 14, Inclusive, Block 40, ALTON BEACH REALTY COMPANY SUBDIVISION, according to the plat thereof, as recorded plat book 6, page 165, of the Public Records of Miami-Dade County, Florida.

Property Area: 22,366 square feet or 0.51 acres more or less, by calculations.

Property Addresses:

1683 West Avenue, Miami Beach, Florida 33139
Folio No. 02-3233-017-0030

1681 West Avenue, Miami Beach, Florida 33139
Folio No. 02-3233-017-0040

FLOOD LEGEND

This property is located in Flood Zone "AE", with the Base Flood Elevation being 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 0317, Suffix L, Map Revised Date: September 11, 2009.

1 TRADER JOE'S FAR EXHIBIT
SCALE: N/A

N

MIAMI BEACH
REVIEWED FOR CODE COMPLIANCE

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com

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Rev.	Date	Rev.	Date

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PB22-0562 - FINAL SUBMITTAL

OFFICE BUILDING

1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:
Name BH The Alton LLC
Address
Address
Tel:
Email

Landscape:
CLAD
8020 NE 4th Ave
Studio 113, Miami Fl
(786) 536-6076
Email: carolina@cladlandscape.com

Consultant:
Kobi Karp
571 NW 28th St
Miami, FL 33127
Tel: (305) 573-1818
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Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
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Fax: +1(305) 573 3766

Stantec Architecture Inc. AA26000733
Jonathan Cardillo Lic. # AR93391

3	Revision 3		2017.06.28
2	Revision 2		2017.06.02
1	Revision 1		2017.03.03
Revision		By	Appd YYYY.MM.DD
PERMIT SET			2017.01.20
PERMIT SET			2016.12.23
DESIGN DEVELOPMENT			2016.11.23
50% DESIGN DEVELOPMENT			2016.11.04
DERM SUBMISSION			2016.10.11
100% SCHEMATIC DESIGN			2016.09.26
Issued		By	Appd YYYY.MM.DD

PERMIT SET

17th & West Avenue

1220 17th Street
Miami Beach, FL 33139

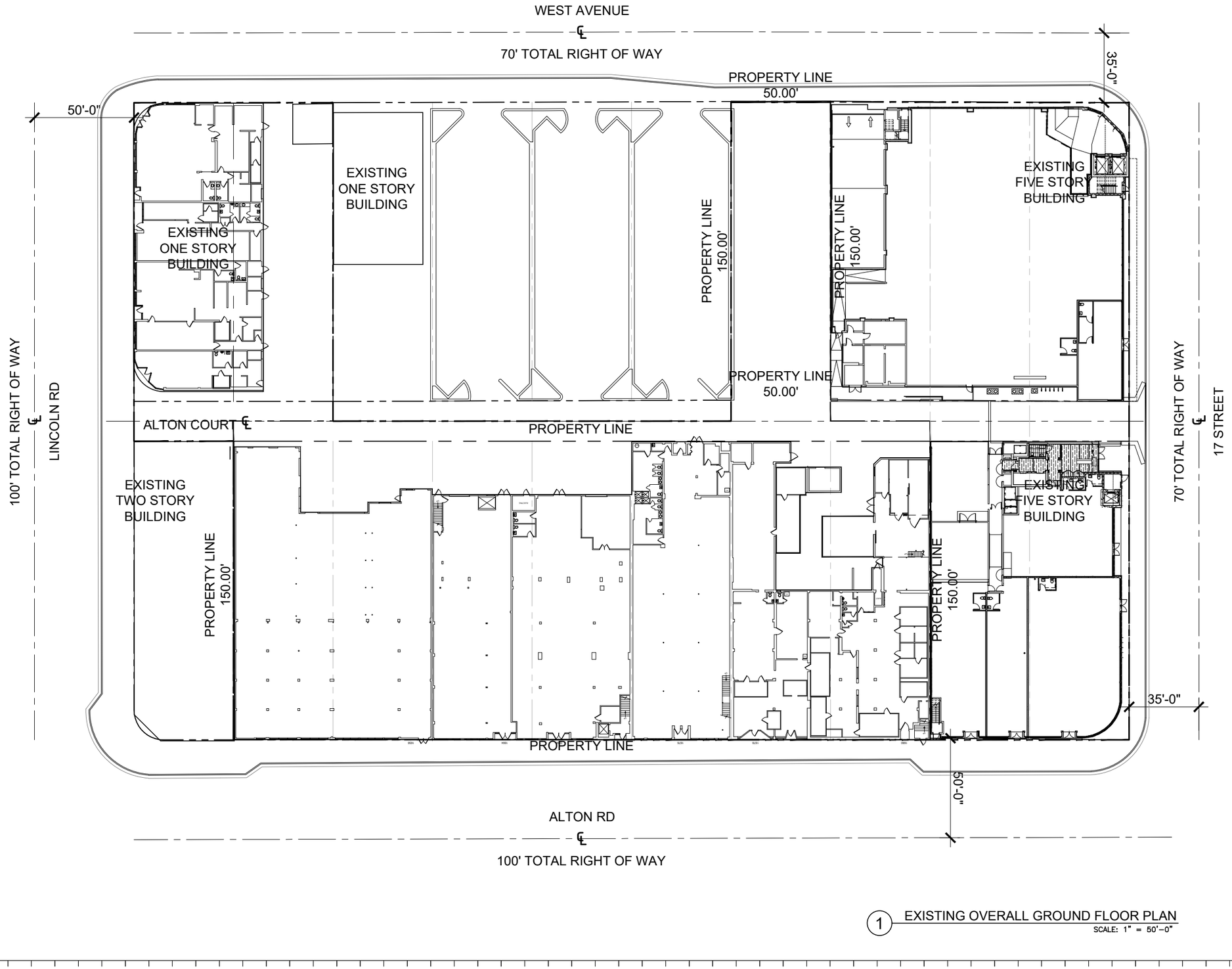
ZONING ANALYSIS

Project No. 219420456 | Scale
Revision 3 | Drawing No. **G-004**

STATE OF FLORIDA
Kobi Karp
2023.07.31
16:16:29-04'00'
AR0012578

TRADER JOE'S
FAR EXHIBIT

Date	07.31.2023	Sheet No.	A1.19
Scale	N/A		
Project	2132		



1 EXISTING OVERALL GROUND FLOOR PLAN
SCALE: 1" = 50'-0"

N

Rev.	Date	Rev.	Date

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PB22-0562 - FINAL SUBMITTAL

OFFICE BUILDING

1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:
Name BH The Alton LLC
Address
Address
Tel:
Email

Landscape:
CLAD
8020 NE 4th Ave
Studio 113, Miami Fl
(786) 536-6076
Email: carolina@cladlandscape.com

Consultant:
Kobi Karp
571 NW 28th St
Miami, FL 33127
Tel: (305) 573-1818
Email: kobikarp@kobikarp.com

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Fax: +1(305) 573 3766

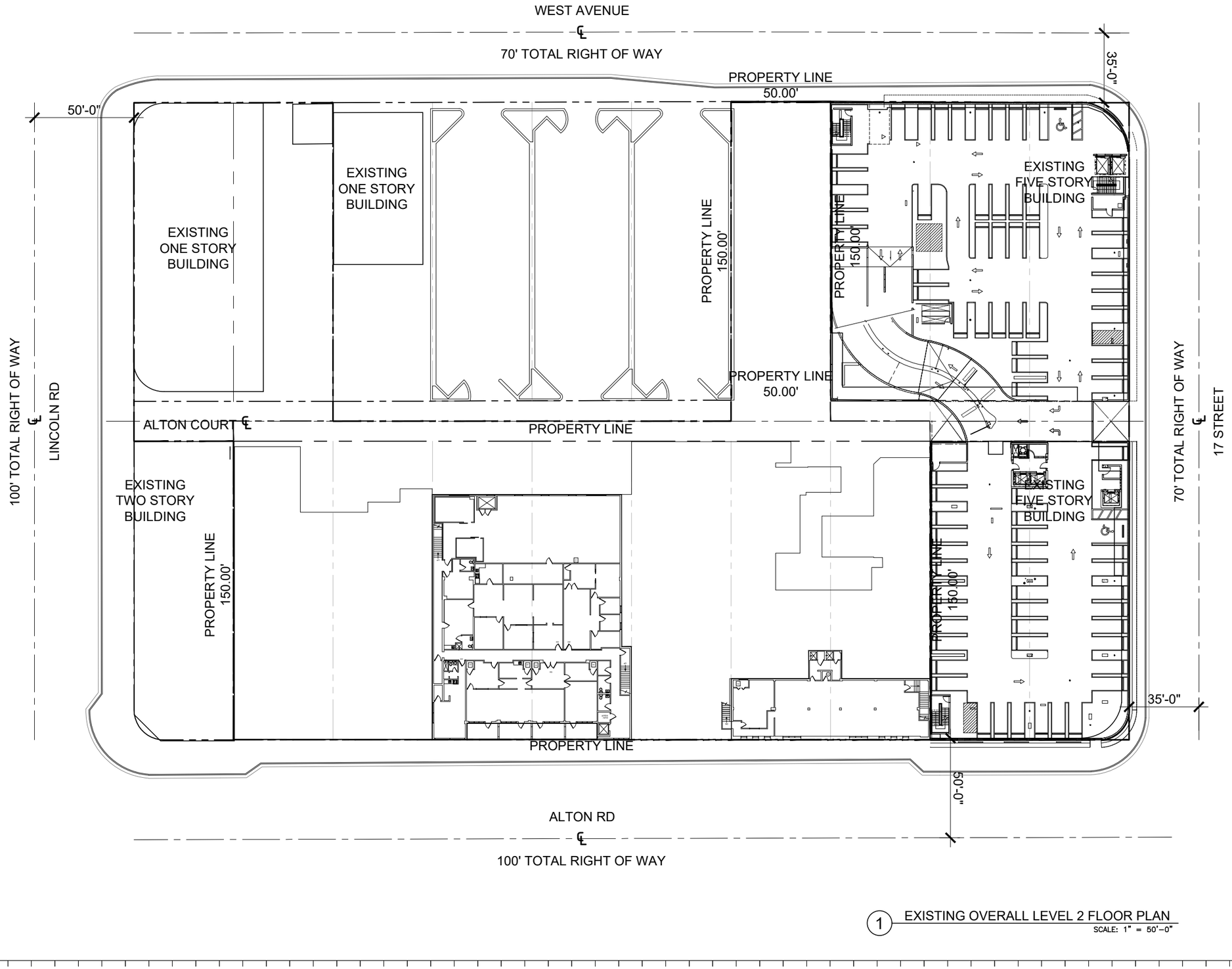
STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
AR0012578

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2023.07.31
15:16:37-04'00'

K O B I
K A R P

EXISTING OVERALL GROUND FLOOR

Date	07.31.2023	Sheet No.	A2.01
Scale	1" = 50'-0"		
Project	2132		



1 EXISTING OVERALL LEVEL 2 FLOOR PLAN
SCALE: 1" = 50'-0"

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Rev.	Date	Rev.	Date

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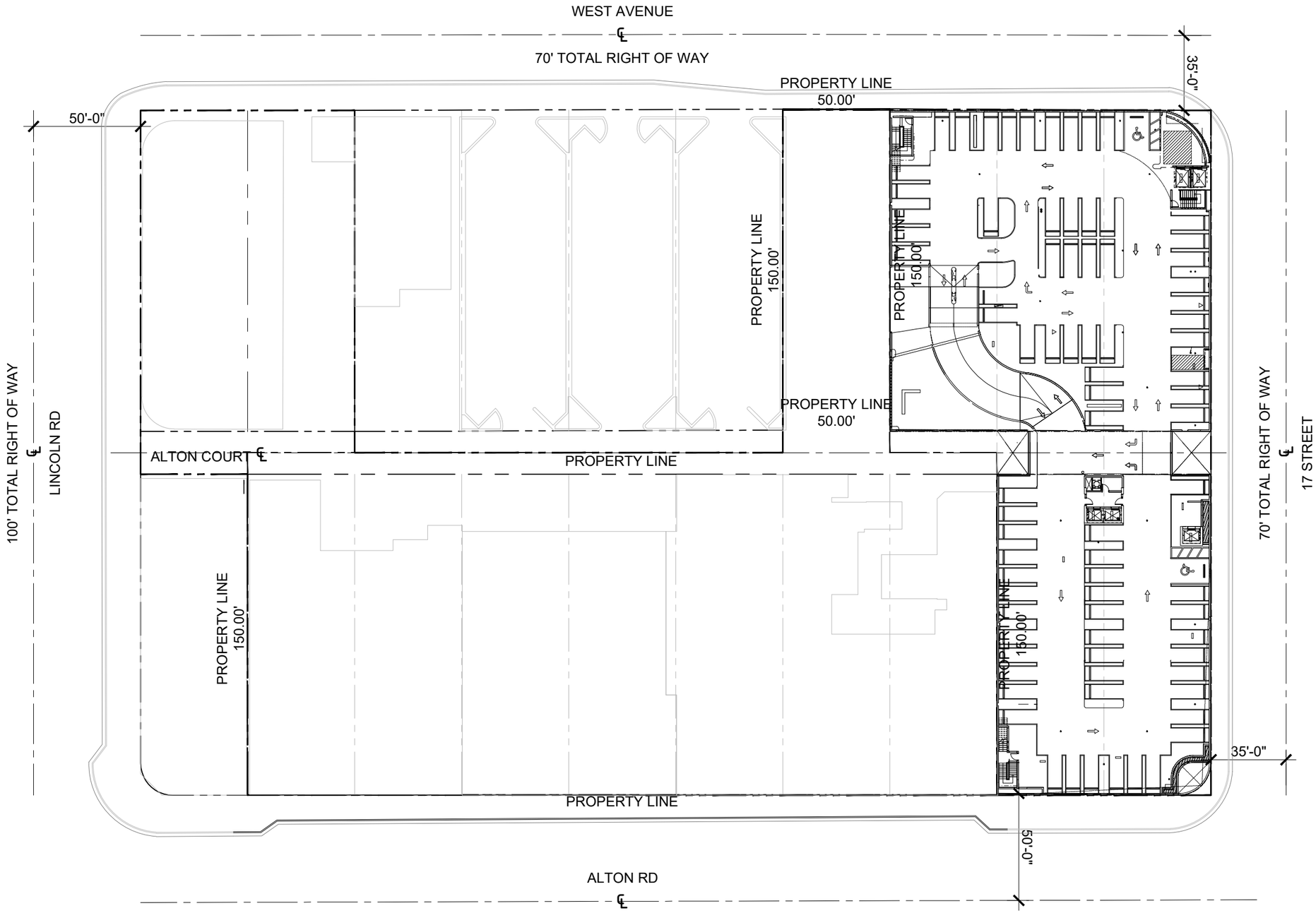
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EXISTING OVERALL
LEVEL 2

Date	07.31.2023	Sheet No.	A2.02
Scale	1" = 50'-0"		
Project	2132		



1 EXISTING OVERALL LEVEL 3 FLOOR PLAN
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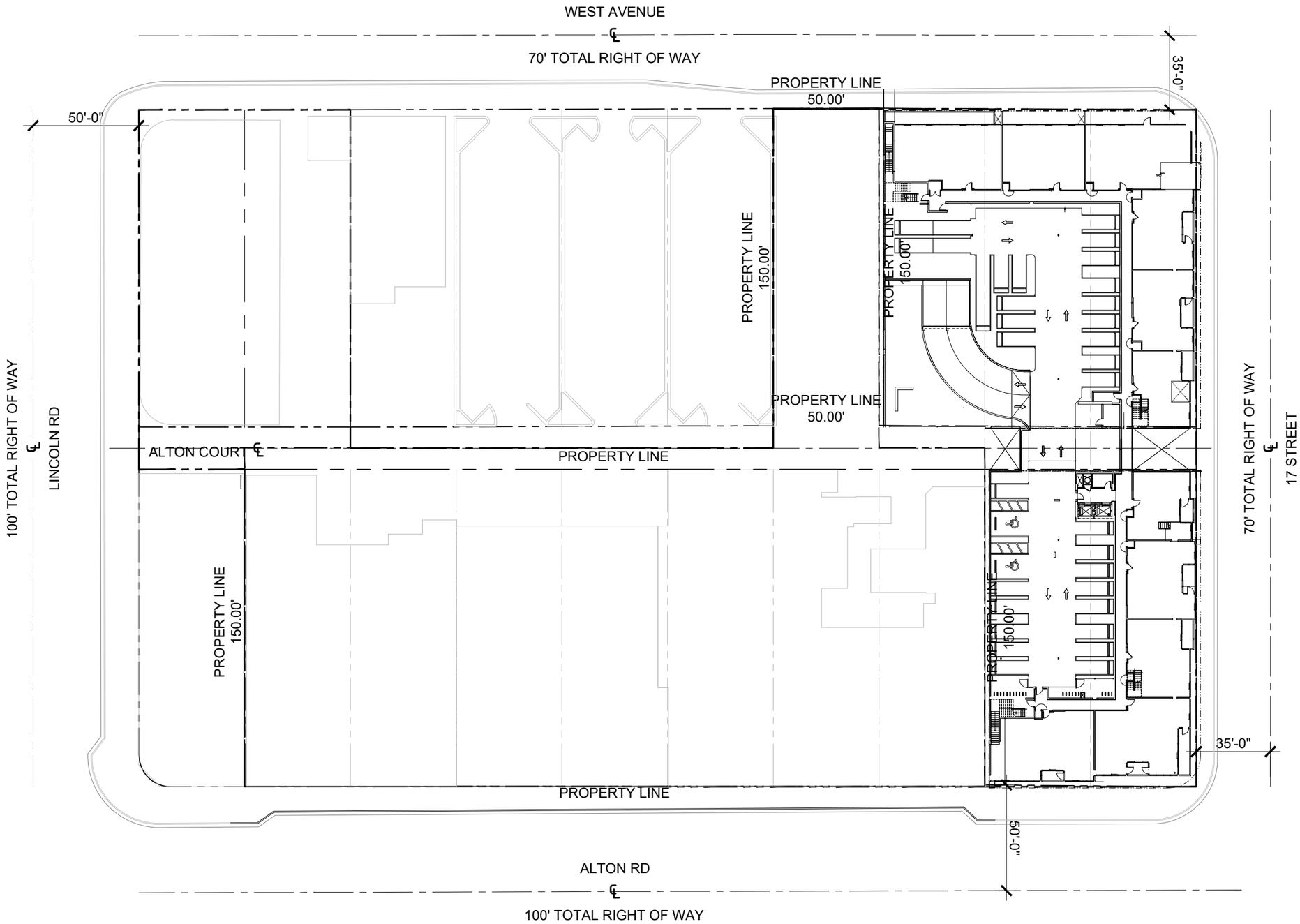
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EXISTING OVERALL
LEVEL 3

Date	07.31.2023	Sheet No.	A2.03
Scale	1" = 50'-0"		
Project	2132		



1 EXISTING OVERALL LEVEL 4 FLOOR PLAN
SCALE: 1" = 50'-0"

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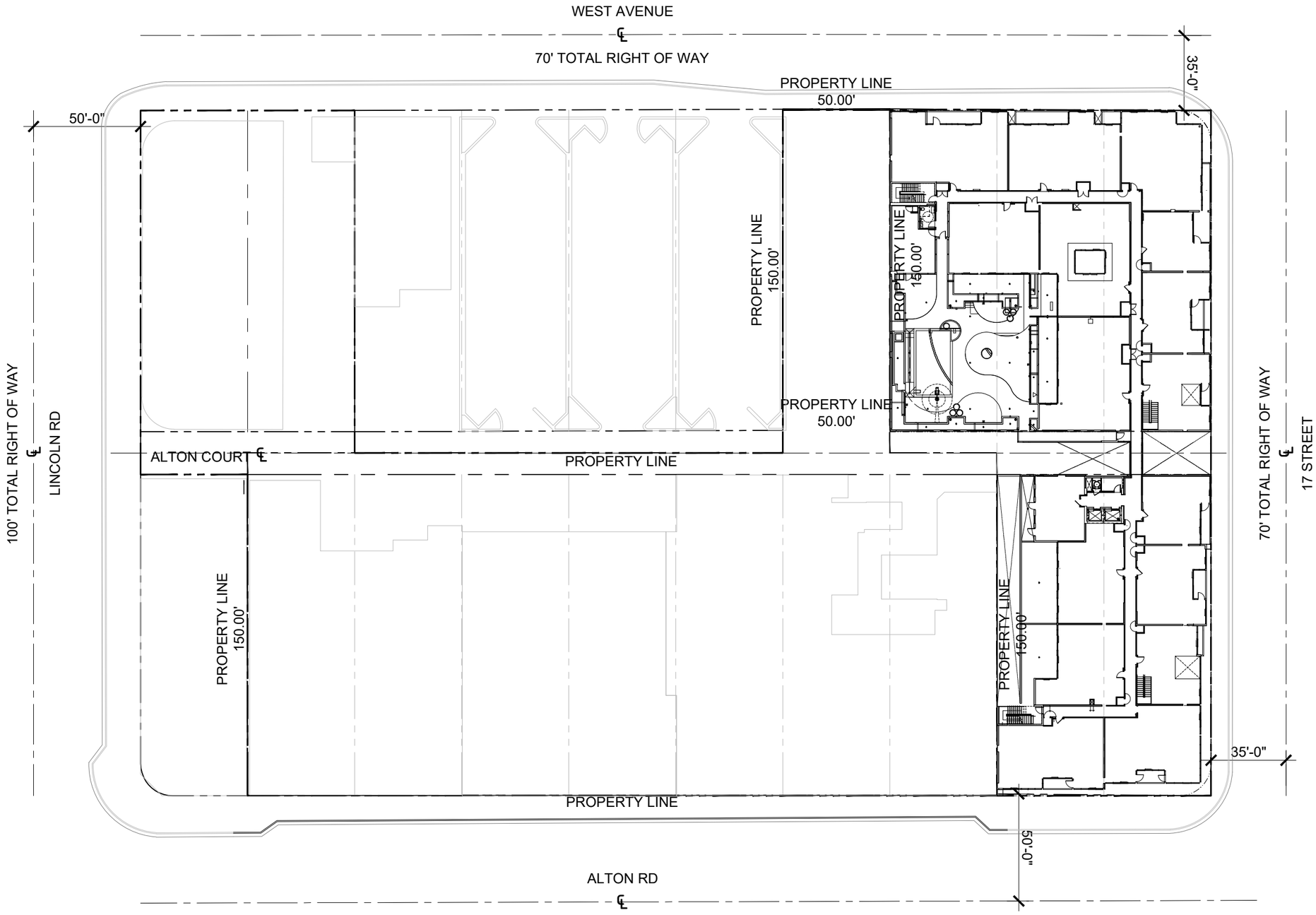
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EXISTING OVERALL
LEVEL 4

Date	07.31.2023	Sheet No.
Scale	1" = 50'-0"	A2.04
Project	2132	



1 EXISTING OVERALL LEVEL 5 FLOOR PLAN
SCALE: 1" = 50'-0"

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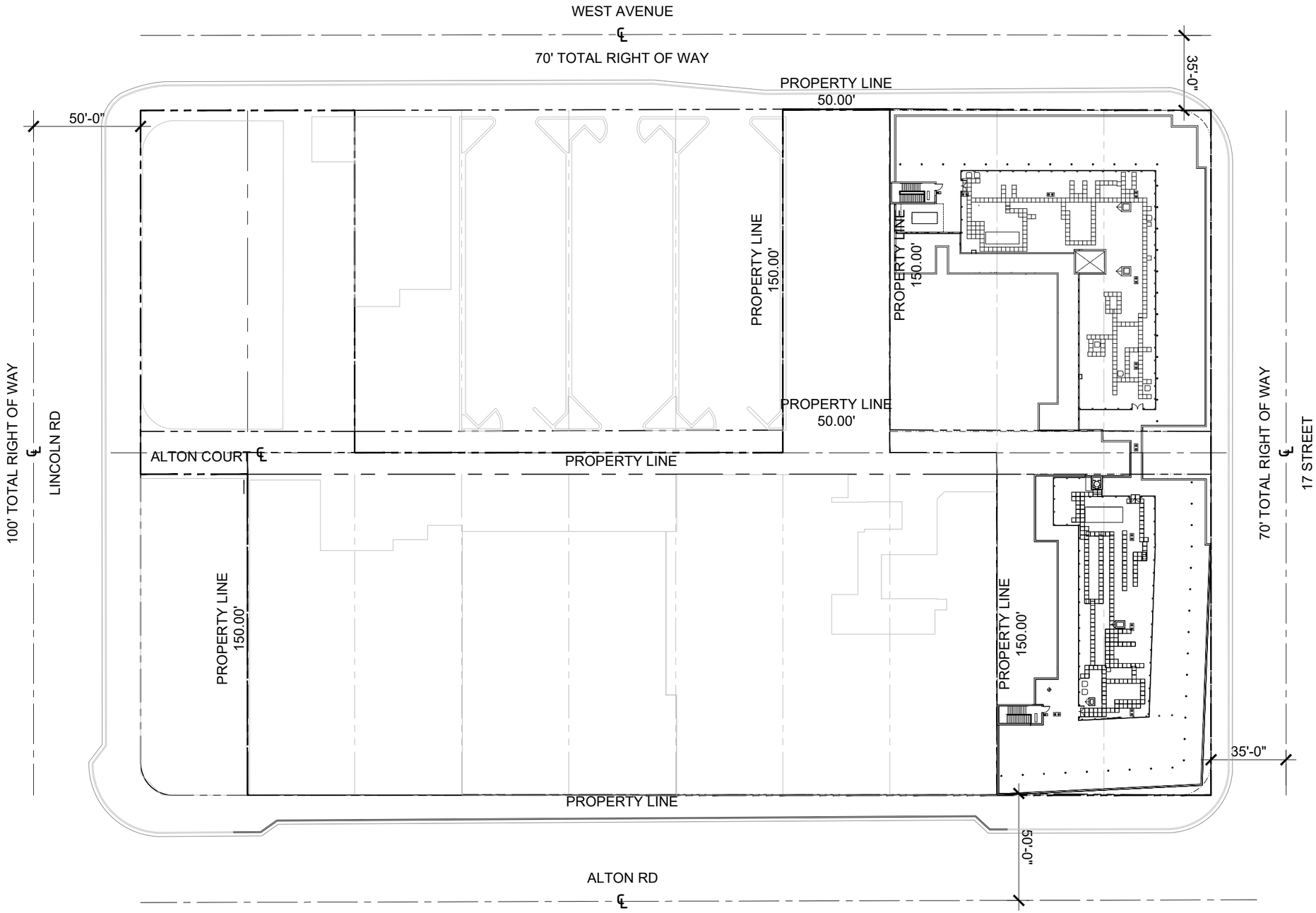
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EXISTING OVERALL
LEVEL 5

Date	07.31.2023	Sheet No.	A2.05
Scale	1" = 50'-0"		
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1 EXISTING OVERALL LEVEL 6 FLOOR PLAN
SCALE: 1" = 50'-0"

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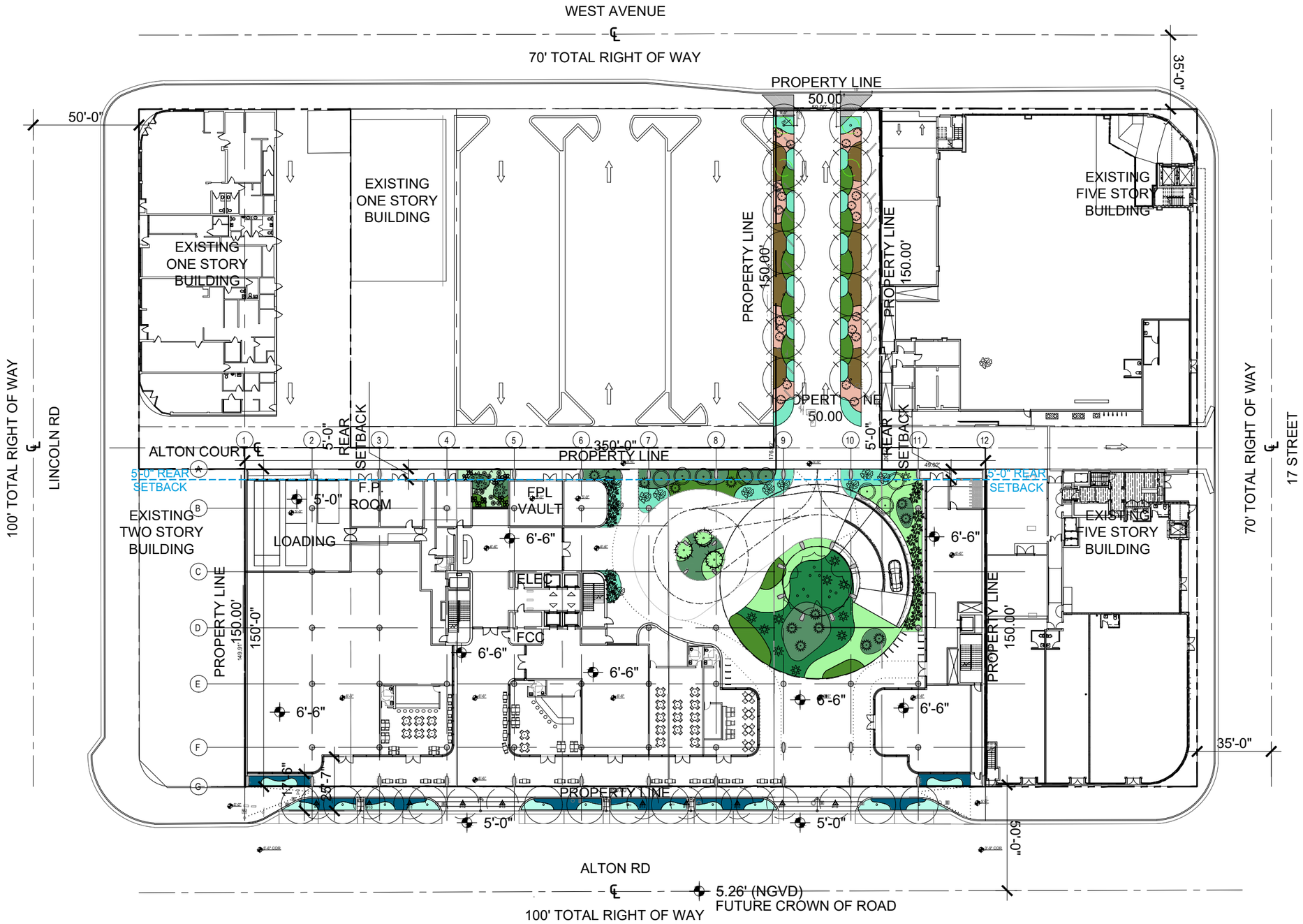
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EXISTING OVERALL
LEVEL 6

Date	07.31.2023	Sheet No.
Scale	1" = 50'-0"	A2.06
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1 PROPOSED SITE PLAN
SCALE 1" = 50'-0"

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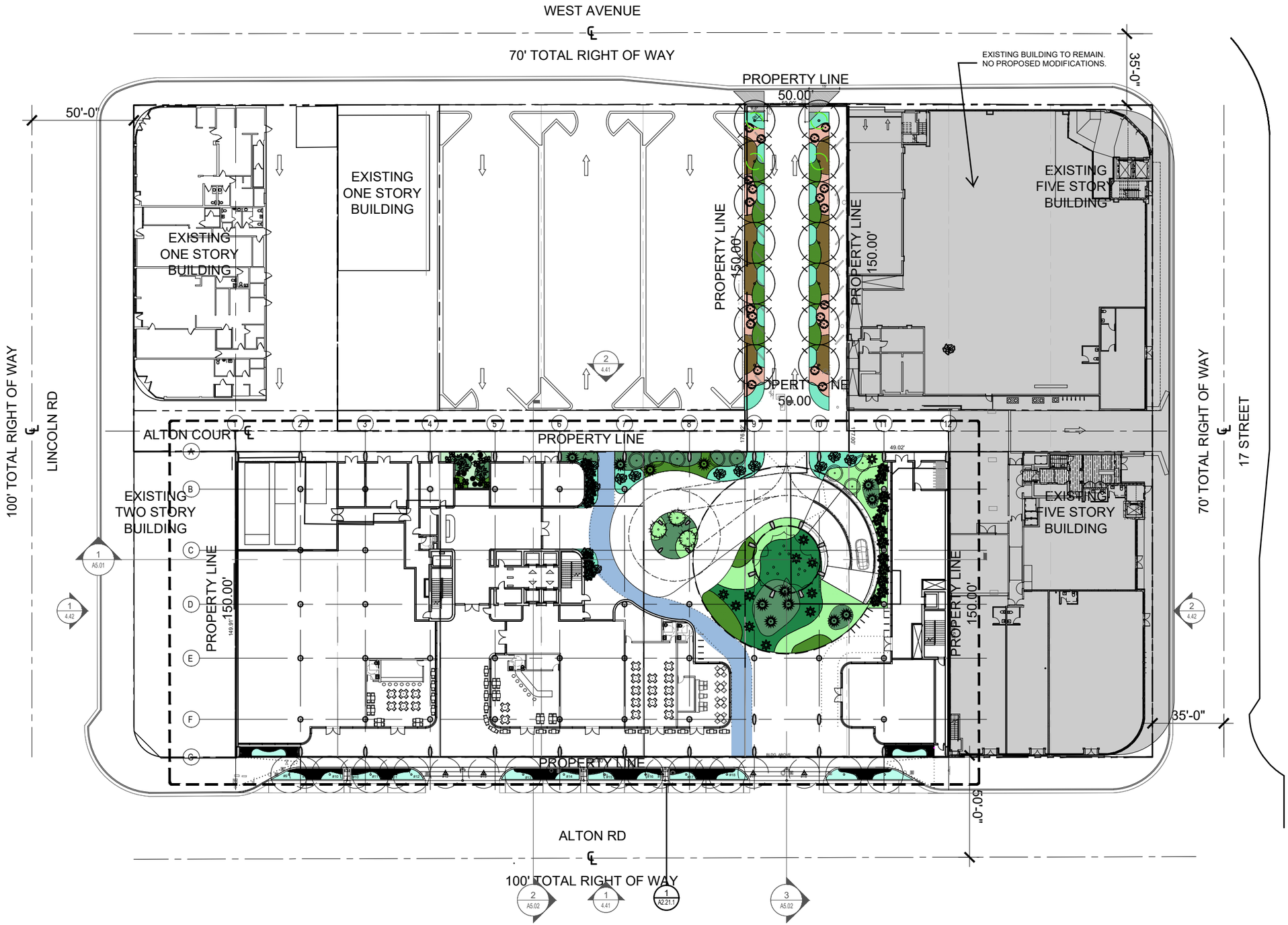
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PROPOSED SITE PLAN

Date	07.31.2023	Sheet No.	A2.20
Scale	1" = 50'-0"		
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1 PROPOSED OVERALL GROUND LEVEL
SCALE: 1" = 50'-0"

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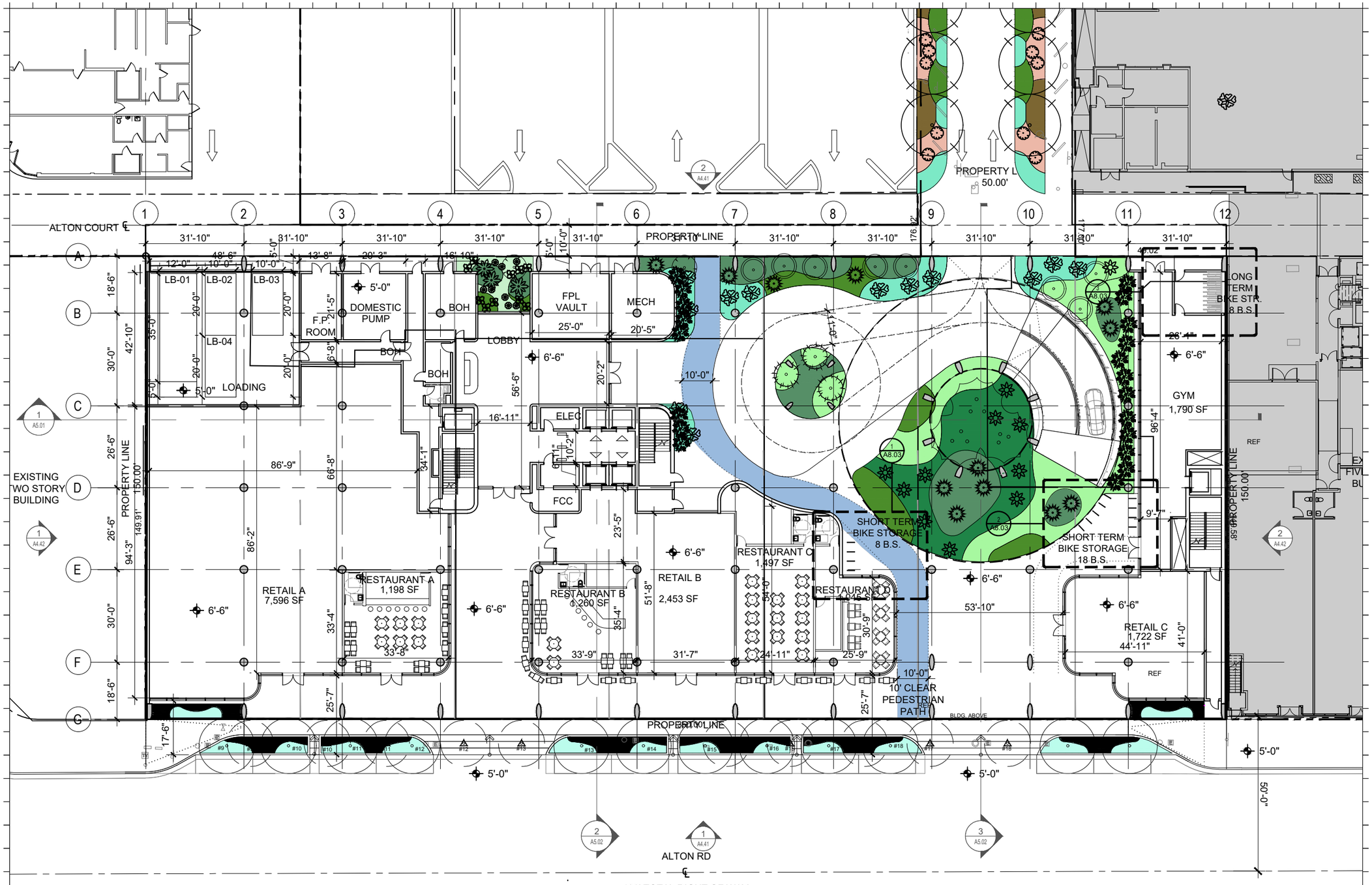
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PROPOSED OVERALL GROUND FLOOR PLAN

Date	07.31.2023	Sheet No.	A2.21
Scale	1" = 50'-0"		
Project	2132		



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"

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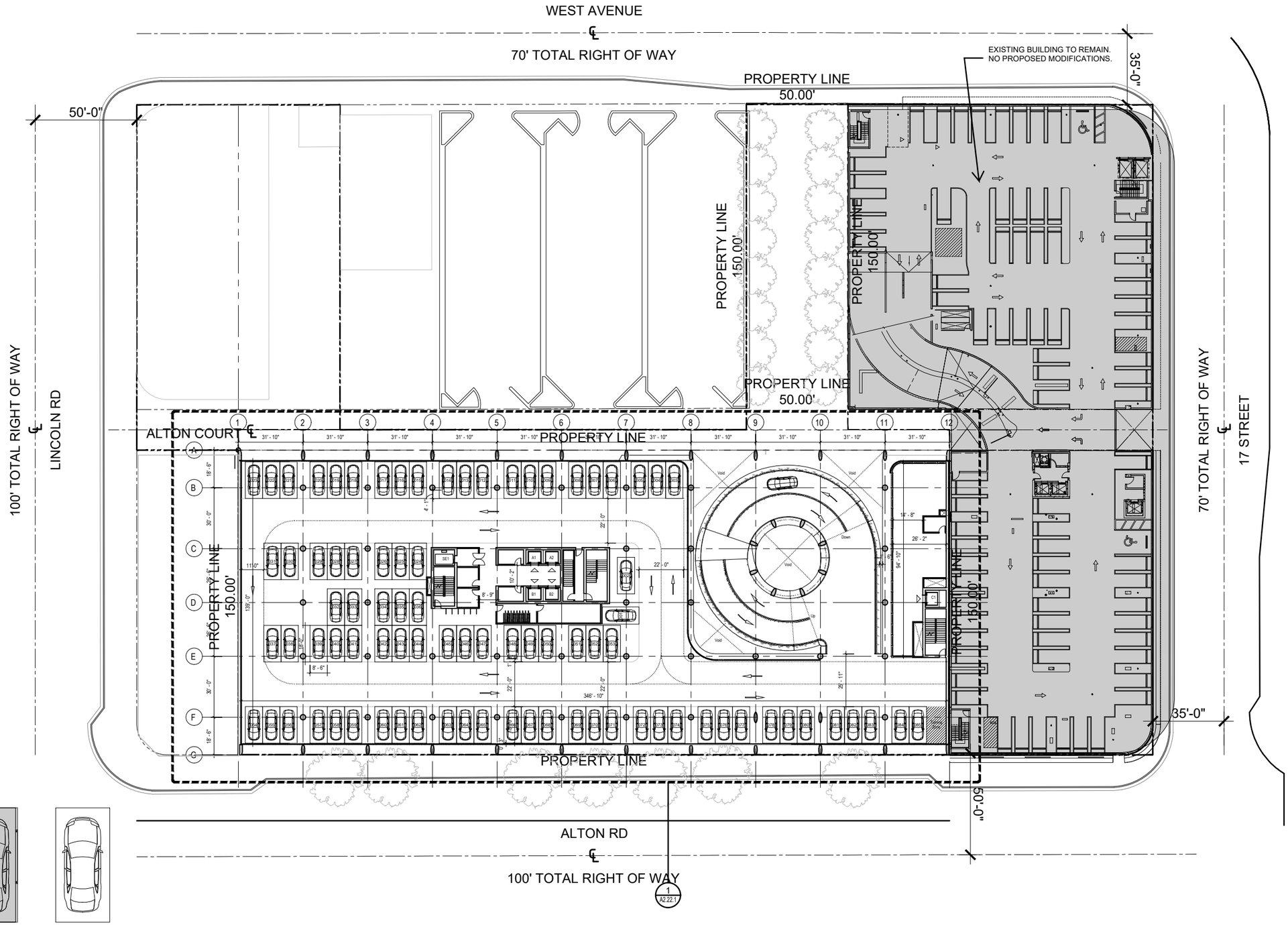
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GROUND FLOOR PLAN
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Date	07.31.2023	Sheet No.	A2.21.1
Scale	1/32" = 1'-0"		
Project	2132		



1 PROPOSED OVERALL LEVEL 2
SCALE: 1" = 50'-0"

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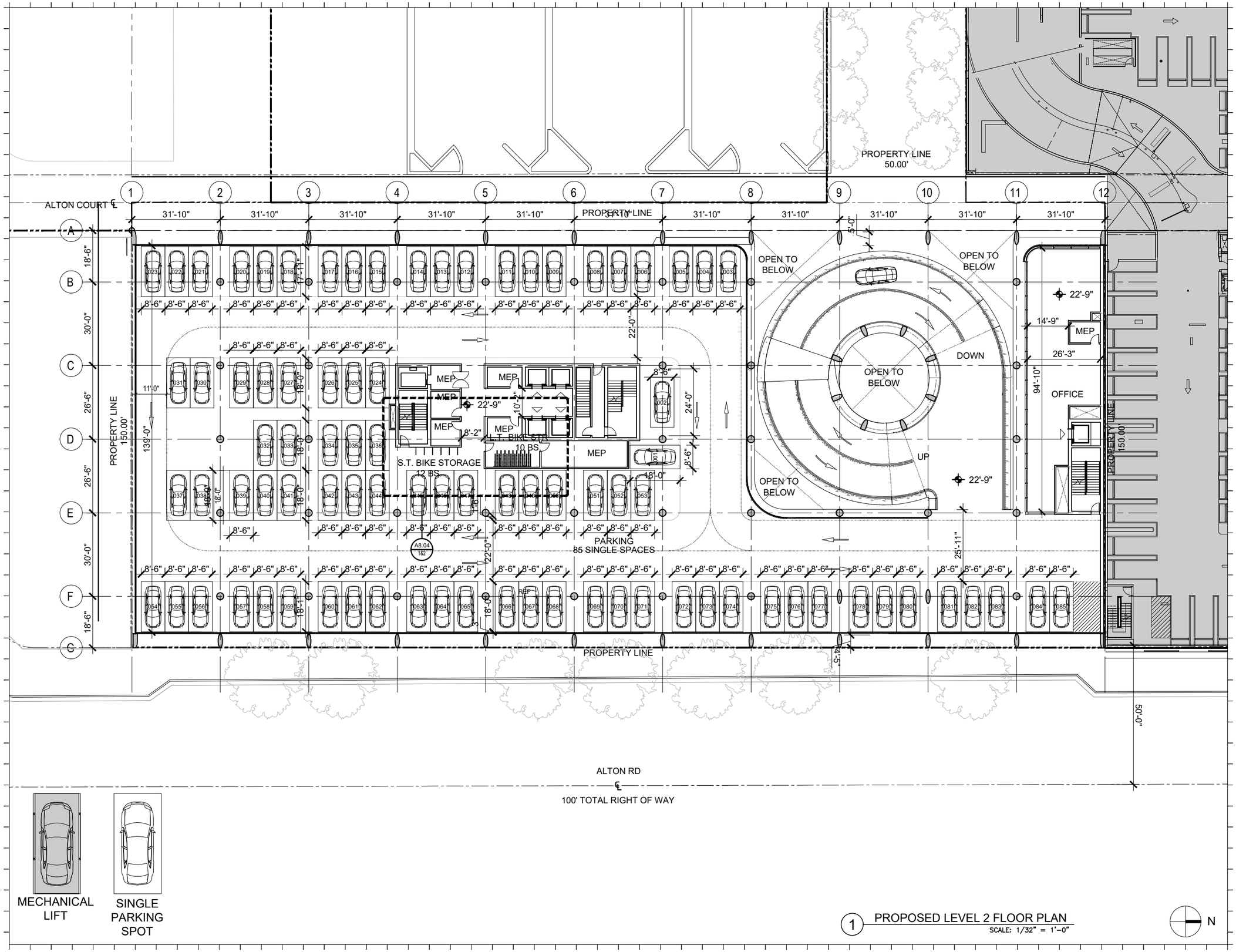
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PROPOSED OVERALL LEVEL 2

Date	07.31.2023	Sheet No.	A2.22
Scale	1" = 50'-0"		
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MECHANICAL LIFT

SINGLE PARKING SPOT

1 PROPOSED LEVEL 2 FLOOR PLAN
SCALE: 1/32" = 1'-0"

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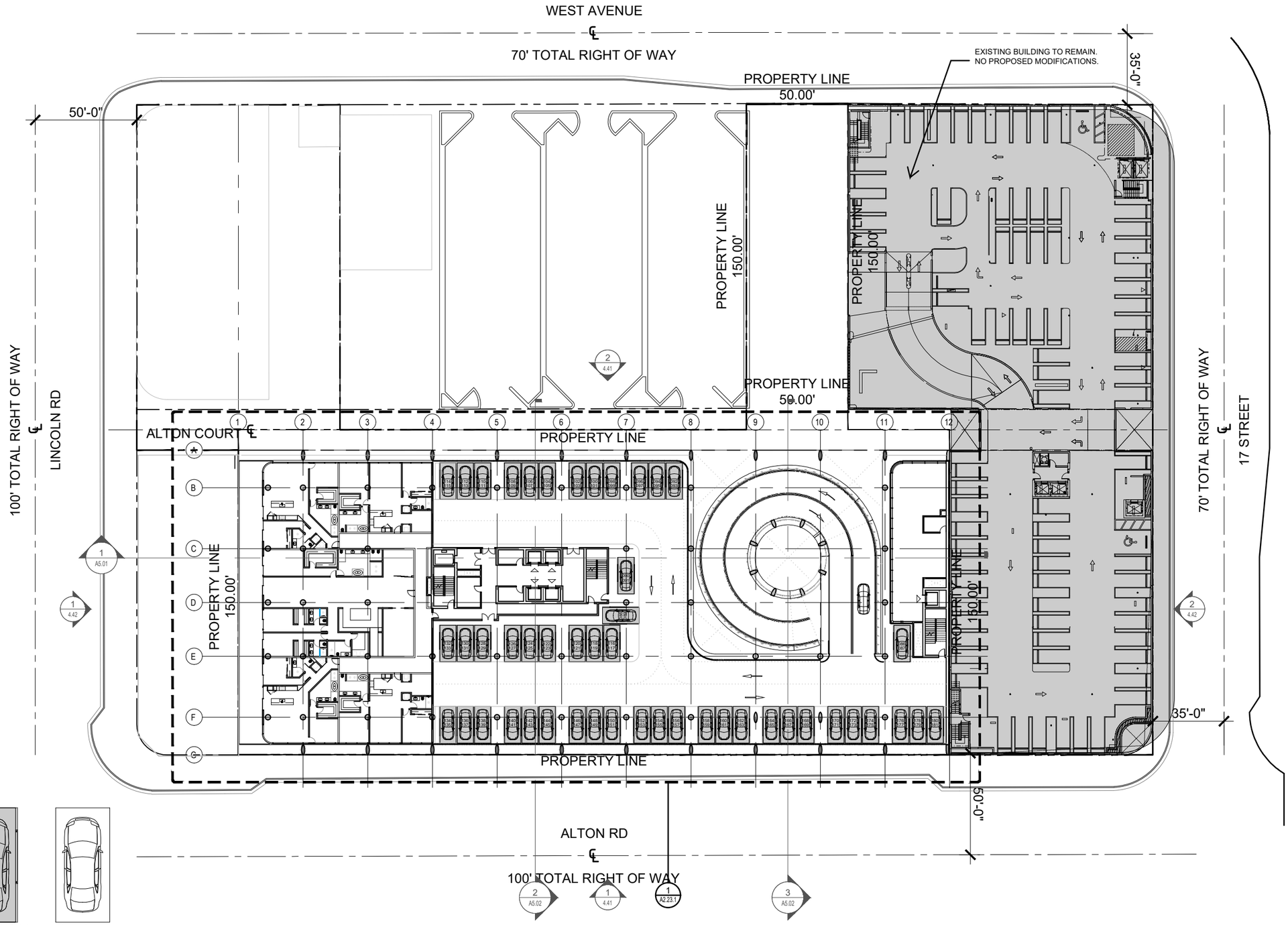
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1 PROPOSED OVERALL LEVEL 3
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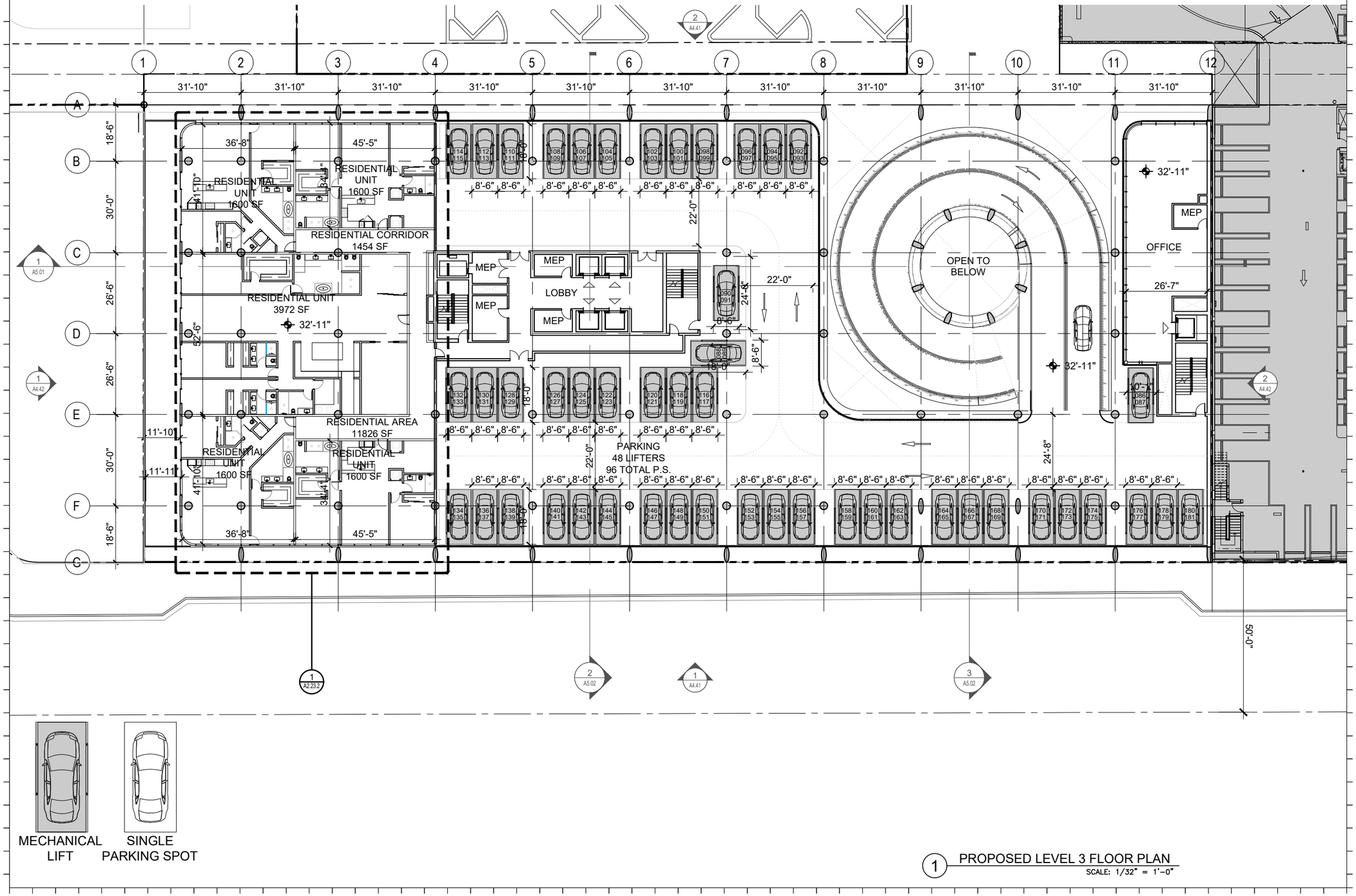
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PROPOSED OVERALL LEVEL 3

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Scale	1" = 50'-0"		
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MECHANICAL LIFT

SINGLE PARKING SPOT

1 PROPOSED LEVEL 3 FLOOR PLAN
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